

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
SPECIAL CALLED MEETING HELD JANUARY 8, 2020, 7:30 P.M. AT THE CITY
COUNCIL CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Ann Yakimovicz, Chair (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Melody Gayeski (Alternate 1) VACANT (Alternate 2)
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A. ITEMS OPENING MEETING:

1. CALL TO ORDER

CHAIR ANN YAKIMOVICZ

Chair Yakimovicz called the meeting to order at 7:34 p.m.

2. ROLL CALL

SECRETARY

Present: Chair Yakimovicz, Commissioners Grant, Sies, and Alternate Gayeski

Absent: Vice Chair Macina, Commissioner Ambrose.

Staff present: Development Services Coordinator Jolly.

3. APPROVAL OF MINUTES

December 18, 2019 meeting

A motion was made by Commissioner Sies and seconded by Commissioner Grant to approve the minutes of December 18, 2019. The motion passed unanimously.

B. CITIZENS COMMUNICATION

There were no citizen comments.

C. GENERAL BUSINESS AND ACTION ITEMS

- 1. a. PUBLIC HEARING on a request by Michael Slater for a zoning classification change, in accordance with Chapter 14: Zoning Code, Sec. 14.02.146 (b) Amendments of the City of Jonestown Code of Ordinances, from Residential R-1 district to Business General Commercial district B-2, for the following properties: Lots 33 & 35 Pecan Terrace, known as 18203 Ellason Road, Jonestown, Texas; ABS 176 SUR 639 Craven RW ACR 2.80, known as 11707 Evergreen Drive, Jonestown, Texas; and ABS 176 SUR 639 Craven RW ACR 2.036 ACR 0.195 VAC ROW Total 2.231 AC, known as 11803 Pecan Drive, Jonestown, Texas.**

Michael Slater spoke regarding his zoning request and outlined his business plan for a hotel with a total of 10-12 units with startup of 4-5 units. He addressed topography, buildable area, drainage, septic and floodplain issues. Chair Yakimovicz addressed how rezoning to a B-2 use would conflict with the Future Land Use Plan and suggested Mr. Slater might consider R-3 zoning as his proposal of 10-12 individual units suggested a short-term rental

management model rather than a hotel model. There being no others wishing to be heard, Chair Yakimovicz closed the public hearing.

b. Discussion and possible action on the above request by Michael Slater for a zoning classification change from Residential R-1 district to Business General Commercial district B-2, for the following properties: Lots 33 & 35 Pecan Terrace, known as 18203 Ellason Road, Jonestown, Texas; ABS 176 SUR 639 Craven RW ACR 2.80, known as 11707 Evergreen Drive, Jonestown, Texas; and ABS 176 SUR 639 Craven RW ACR 2.036 ACR 0.195 VAC ROW Total 2.231 AC, known as 11803 Pecan Drive, Jonestown, Texas.

Commissioner Sies moved to recommend denial of the request by Mr. Slater for a zoning change to B-2, suggesting he reapply for a R-3 zoning. Alternate Gayeski seconded the motion. The motion passed unanimously.

2. Discussion and possible action to approve changing the Planning & Zoning Commission's regular meeting day to the first Wednesday of every month.

Commissioner Grant moved to approve changing the Planning & Zoning Commission's regular monthly meeting day to the first Wednesday of every month, seconded by Commissioner Sies. The motion passed unanimously.

3. Report from Alternate Gayeski and Parks Board Member Buckley, and discussion regarding a farmer's market ordinance.

Parks Board Member Buckley presented research on models of farmer's markets at Lakeline, Dripping Springs and Sunset Valley and their ordinances, rules and regulations. Commissioner Gayeski discussed Texas Department of Agriculture certified programs for farmers markets; nationwide farmers market coalition; the need for feasibility studies and bylaws/rules for vendors; health and safety rules for serving food to the public. Direction is needed from the Council regarding the level of City involvement and use of city property. Commissioners discussed proceeding with the existing ordinance draft that would allow a farmers' market on private property.

4. Discussion of the Dark Sky ordinance.

Chair Yakimovicz compiled all the changes previously discussed and asked commissioners to review before the next meeting and make sure all items have been included. Commissioners discussed items still needing clarification and will e-mail comments to Ms. Jolly by January 20, to be provided to Chair Yakimovicz for preparation of draft ordinance amendments for the February meeting. Park Board member Colleen O'Brien has researched Dark Sky Certification and addressed the Commission regarding the certification process; advantages to certification were discussed. When revisions are complete, the rough draft of the ordinance amendments will be provided to Ms. O'Brien, who volunteered to work on the certification application. A joint P&Z/City Council meeting was suggested to work on the dark sky ordinance and certification.

[Note: At this time, Nathaniel Aniekwa, NNA Financial Services, arrived and wished to speak regarding the public hearing (Agenda Item C1). Chair Yakimovicz provided him a review of the Commission's discussion, recommendation and vote, and answered his questions.]

5. Staff update on schedule for making recommended ordinance revisions to comply with HB 3167 and HB 2439.

Chair Yakimovicz advised that development services staff needs to identify areas in the ordinance that conflict with these legislative bills.

6. Staff request for consideration to update definitions and ordinances related to non-traditional types of homes, e.g., modular, tiny homes, barndominiums, container and dome homes

Chair Yakimovicz suggested a joint work session to get direction from City Council on these items.

D. ADJOURNMENT

Commissioner Sies moved to adjourn, seconded by Commissioner Gayeski. The motion passed unanimously. Chair Yakimovicz adjourned the meeting at 8:58 p.m.

PASSED AND APPROVED AT A MEETING HELD ON FEBRUARY 5, 2020.




Ann Yakimovicz, Chair

ATTEST:


Rachel Austin, City Secretary